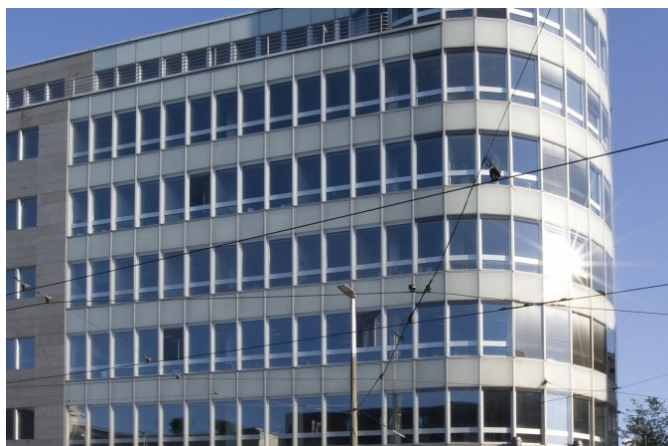


# Office Portal

## Anděl Palace

Plzeňská 345, Praha 5



Price

from 15.50 Eur/m<sup>2</sup>

Offer type

# lease , sublease

Unit area

300 - 680 m<sup>2</sup>

Total available area

680 m<sup>2</sup>

## Description

Anděl Palace is a very modern office building in the centre of the most attractive Anděl locality in Smíchov, where there is a high concentration of leading Czech and world companies and an inexhaustible offer of restaurants, shops and other services in the immediate vicinity. This location also provides opportunities for relaxation, shopping, entertainment and sports. In the neighborhood there are recreational places and greenery in the area, as well as entertainment centres, including multiplex cinemas and Nový Smíchov Shopping Centre with a wide selection of shops, services and restaurants. The building offers a comfortable working environment and a strategic location, just minutes from the historic centre of Prague. This building is located directly on B metro station (Anděl stop directly in front of the building) and its location allows a quick connection to the airport, the D5 motorway or via the Prague ring road to the D1. The building has a total area of 14,630 m<sup>2</sup> on 6 floors above ground and 2 underground floors with a sufficient number of parking spaces and storage space.

## Parameters

Number of floors above ground	7
Total available area	680 m <sup>2</sup>
Parking place	130 EUR
Building approval	2020
Energy efficiency	B
Quality	A

## Equipment and services

Air conditioning	✓
Správa budovy v objektu	
Carpets	✓
Conference room	
PC/data network	

Double floor	✓
Fire alarm	
Internal blinds	✓
Kitchen	
Lift	✓
Lowered ceiling	✓
Magnetic card entry	✓
Openable windows	✓
Optical cable	✓
Parking	✓
Telephone network/lines	
Recepce	✓
Restaurant/canteen	✓
Security	✓
Smoke detector	✓
Sprinklers	✓
Terraces	
Private toilet	

## Available variants

15.50 - 16.00 Eur/m <sup>2</sup>	lease 680 m <sup>2</sup>	5 <sup>th</sup> floor
15.50 - 16.00 Eur/m <sup>2</sup>	sublease 300 m <sup>2</sup>	

## Contact the broker



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